

Exhibit 1

**Exhibit 1. Cure Amounts for JOANN Inc. Lease
for Space in Willamette Town Center Held by Lancaster Development Company LLC**

Location Willamette Town Center

	Landlord's Cure Calculation¹		Interest²	Landlord's Total Cure <u>Amount</u>
nt and Charges:				
10/15/2024	\$18,312.53	Tax Reconciliation (07/01/24 - 06/30/25)	\$0.00	\$18,312.53
1/1/2025	\$5,905.86	CAM	\$12.69	\$5,918.55
1/1/2025	\$26,566.76	Rent	\$106.80	\$26,673.56
2/26/2025	<u>(\$17,807.57)</u>	Payment	<u>\$0.00</u>	<u>(\$17,807.57)</u>
	\$32,977.58		\$119.49	\$33,097.07
<u>Total Due:</u>			<u>\$33,097.07</u>	

1 Does not include charges for unbilled reconciliations and adjustments accrued under the specified lease.

2 Interest calculated at 10% from the due date through 05/31/25.